

# NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308 - Non-SEPA)



The Community Development Department has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **August 27, 2009 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 6pm.

At the hearing, the Examiner will consider the following:

**Project Name:** **JACKIE'S LANDING**

**Case Number:** PST2009-00012

**Location:** 11113 NE 112<sup>th</sup> Avenue

**Request:** Post decision approval to increase the number of phases (from three to six phases) and to modify Conditions A-8 and D-4 regarding the installation of a traffic signal at NE 107<sup>th</sup> Avenue and SR-503 (See PLD2007-00038)

**Applicant/Owner:** Gary Radamacher  
PO Box 820730  
Vancouver, WA  
(360)944-1103  
  
Ed Fogg  
15609 SE Rivershore Drive  
Vancouver, WA 98683

**Contact Person:** Tom Lonergan or Amy Wooten  
300 W 15<sup>th</sup> Street  
Vancouver, WA 98660-2927  
(360)695-3488; (360)695-8767 fax  
[lonerganT@hdjdesigngroup.com](mailto:lonerganT@hdjdesigngroup.com)  
[wootenA@hdjdesigngroup.com](mailto:wootenA@hdjdesigngroup.com)

**Hearing Examiner:**

Joe Turner

**Staff Contact:**

Richard Daviau (360) 397-2375 ext. 4895

**Neighborhood****Contact:**

Sunnyside Neighborhood Association  
George White, President  
PO Box 820072  
Vancouver, WA 98682  
896-6216  
E-mail: sunnyside5@pacifier.com

**Date this Public**

June 30, 2009

**Notice Issued:****Legal Description of Property:**

Parcel (199623-005 & 199614-000), located in the NE ¼ of Section 33, Township 3 North, Range 2 East of Willamette Meridian.

**Approval Standards/Applicable Law:**

Clark County Code: 15 (Fire Prevention), 40.220.010 (Single-family), 40.350.020 (Transportation Concurrency), 40.380 (Stormwater & Erosion Control), 40.500 & 40.510 (Procedures), 40.520.060 (Post Decisions), RCW 58.17,

**Application & Fully Complete Date:**

Application Filed: June 2, 2009

Fully Complete: June 16, 2009

**Staff Report Timelines/Process:**

Staff reports and public hearing agendas will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting **Richard Daviau at (360) 397-2375, Ext. 4895** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>)



### **Public Testimony Process:**

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6<sup>th</sup> floor, 1300 Franklin Street, Vancouver, Washington.

### **Faxed & Written Testimony**

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Rosie Hsiao. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Permit Services Center by **12:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

### **Appeal Process:**

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 40.510.030(H), appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$303**. Checks shall be made payable to the Board of County Commissioners.

### **ACCOMMODATION OF PHYSICAL IMPAIRMENTS**

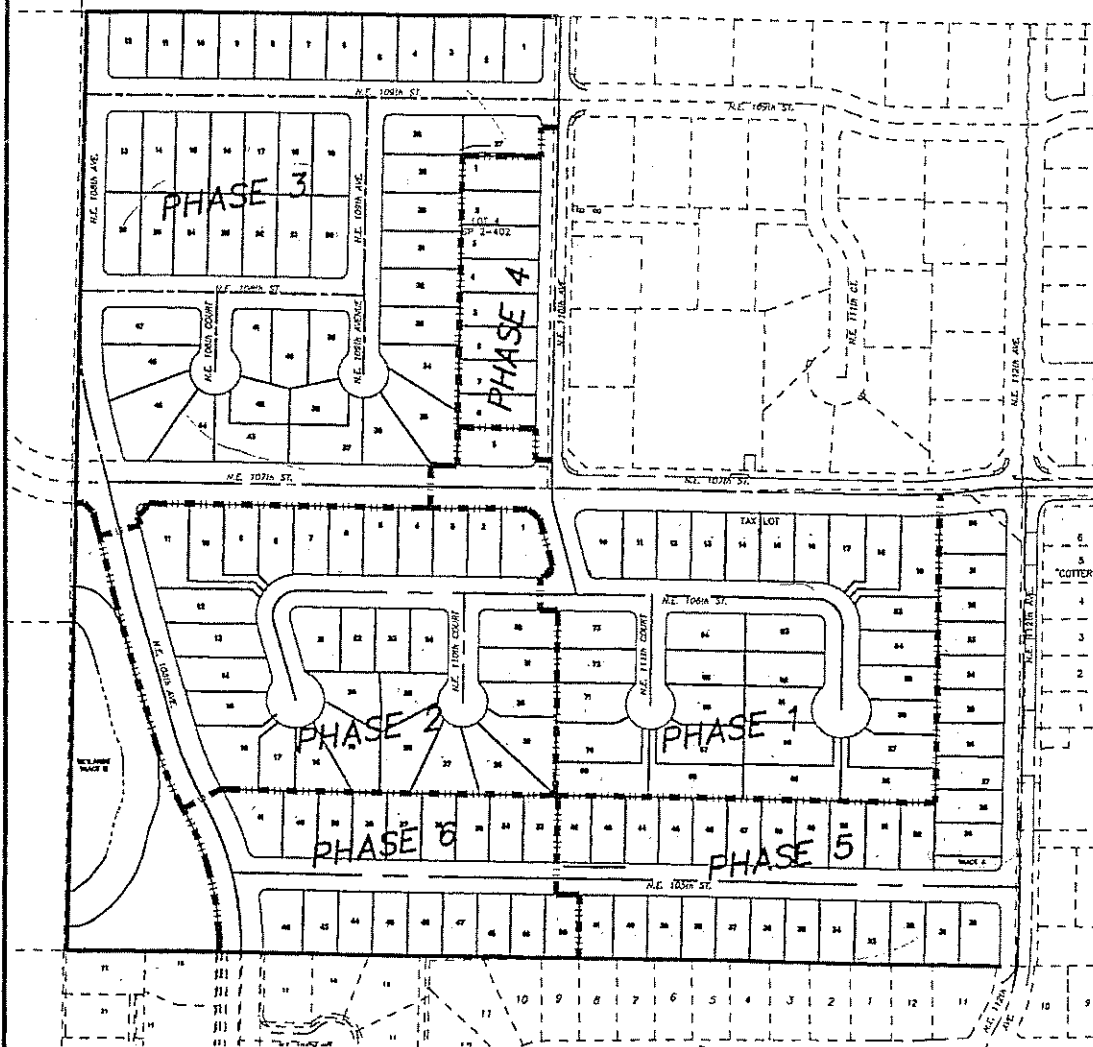
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

**Public Service Center  
Community Development Department  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**



# EXHIBIT "B"

TAX LOT  
6, 11, 12, 13, 14,  
15



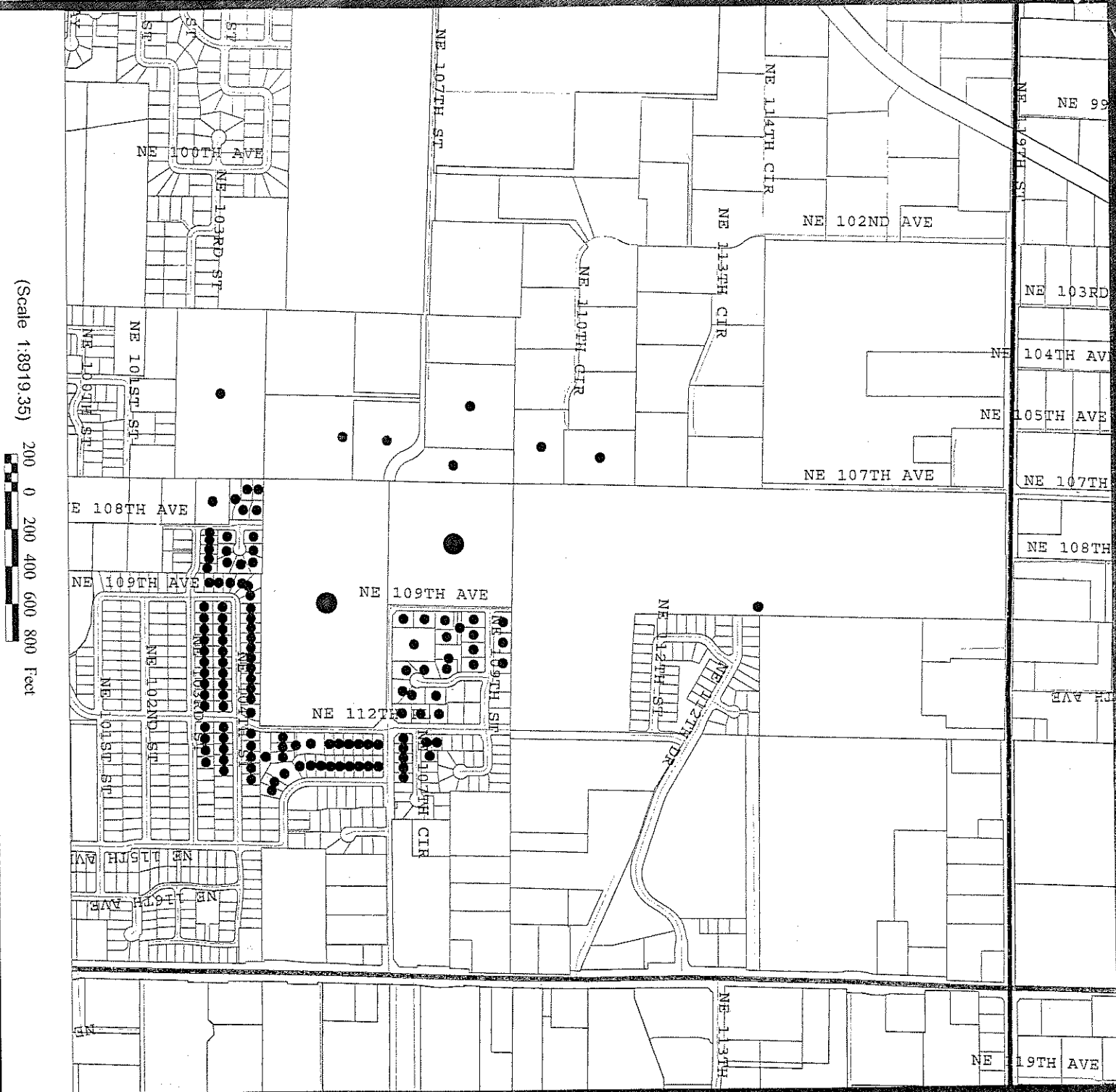
- PHASE 1: 32 LOTS
- PHASE 2: 32 LOTS
- PHASE 3: 47 LOTS
- PHASE 4: 8 LOTS
- PHASE 5: 33 LOTS
- PHASE 6: 18 LOTS

that were mailed notice

Major Roads  
State  
State On-Ramp  
Interstate  
Interstate On-Ramp  
Primary Arterial  
Arterial  
Roads  
Municipal Jurisdiction  
Unincorporated  
Incorporated

## <Empty Picture>

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:8919.35)

200 0 200 400 600 800 Feet